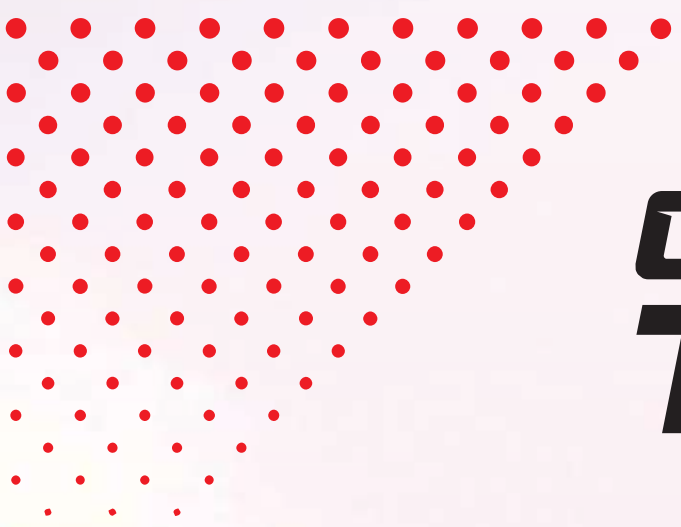


SPORTZ BY **DANUBE**

**COME HOME
TO PLAY**





welcome to
SPORTZ
BY **DANUBE**



WHERE AESTHETICS MEETS ATHLETICS



WHY DUBAI?

-  Safest City in the World
-  Fastest Growing Economy
-  High Capital Appreciation
-  Ease of Investment
-  Freehold Ownership
-  Ranks 16th in ease of doing business
-  100% Tax Free Income
-  Long-Term Golden Visa
-  Worldwide Connectivity

WHY DANUBE PROPERTIES?

-  **0% Interest**
-  **Best Payment Plan 1% Monthly**
-  **40+ Amenities**
-  **Timely Delivery**
-  **High Return on Investment**
-  **Prime Location**
-  **Affordable Luxury**



CONNECTED TO THE CITY

-  **3 MIN**
Al Khail Road
-  **8 MIN**
Sheikh Zayed Road
-  **16 MIN**
Dubai Marina
-  **18 MIN**
Dubai Mall/Burj Khalifa
-  **15 MIN**
Burj Al Arab
-  **18 MIN**
Jumeirah Beach Residence
-  **22 MIN**
Palm Jumeirah
-  **22 MIN**
Al Maktoum International Airport
-  **22 MIN**
Dubai International Airport (DXB)



Scan & Watch
The Complete Story



Rizwan Sajan
Founder & Chairman
Danube Group



The **1%**
Man

YOUR FITNESS JOURNEY BEGINS HERE



LOBBY



LIFT LOBBY



WHEN LUXURY MEETS SPORTS

Come home to masterfully designed luxury spaces inspired by a flair for fitness.

ELEVATED SPORTS LIVING



STUDIO

LIVING ROOM



BEDROOM

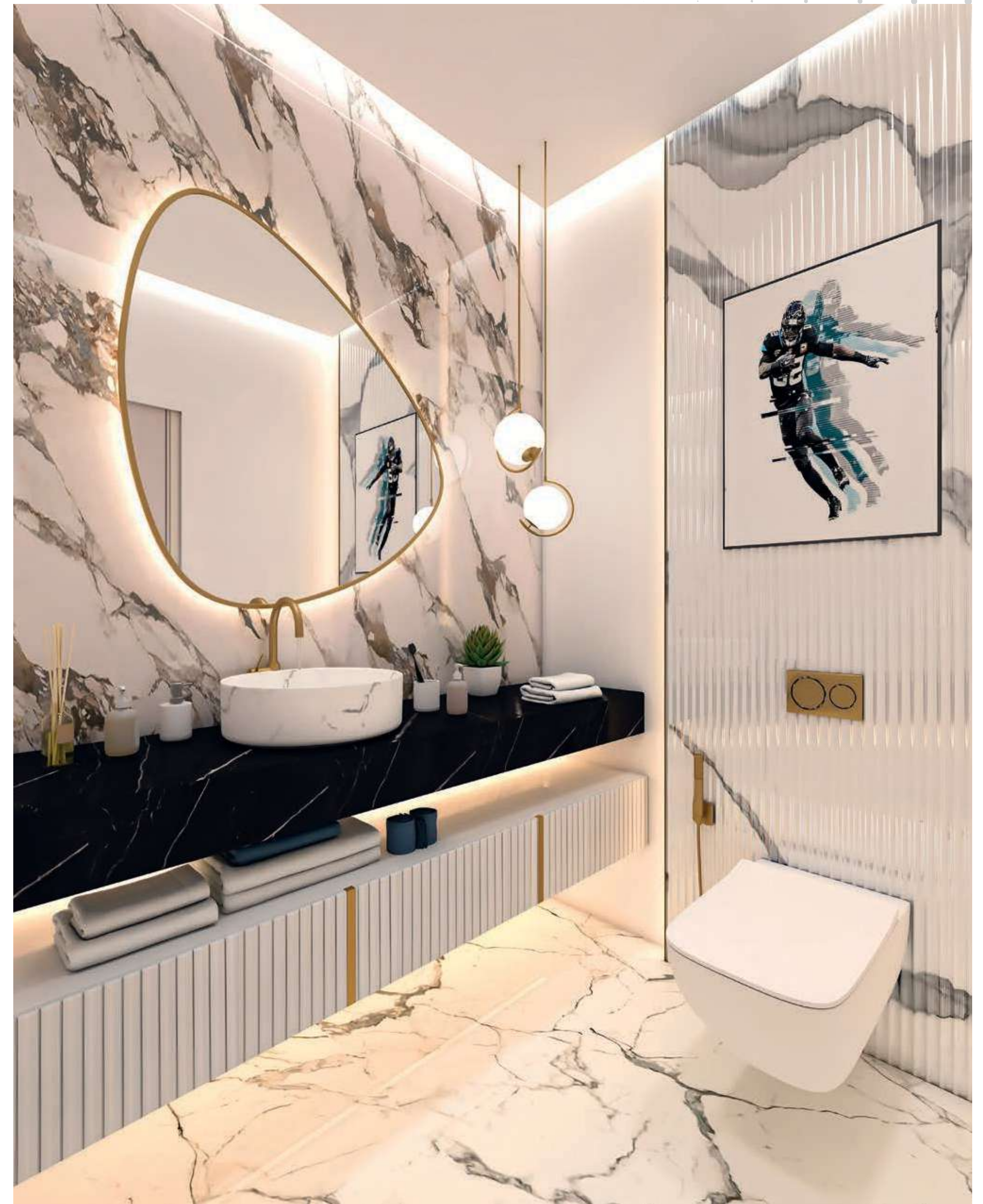


Remarkable private pool, purposefully built to inspire an exceptional lifestyle.

PRIVATE POOL IN YOUR APARTMENT



BATHROOM





HEALTH IS WEALTH

Carefully curated amenities designed for an active lifestyle and your ultimate fitness goals.



PROFESSIONAL COACHING AND MENTORSHIP



PROFESSIONAL
COACH



LIVE
PLAY
EXCEL

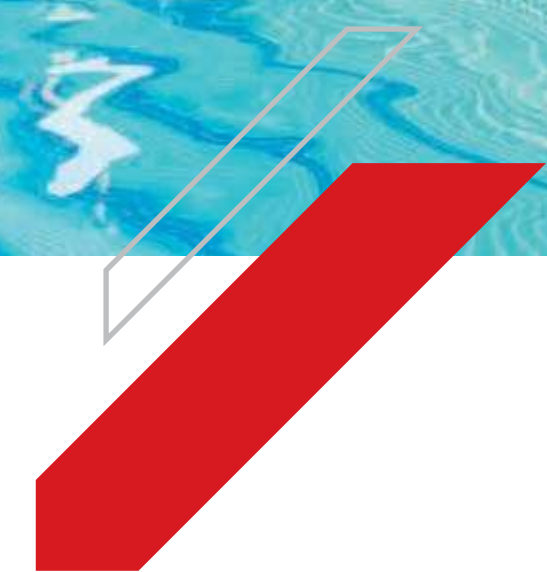


REVIVE
ENGAGE
THRIVE



ARCHERY

OLYMPIC SIZE LAP POOL



LIVE THE ACTIVE LIFESTYLE



BADMINTON



PILATES STUDIO



CYCLING TRACK



BASKETBALL COURT





TENNIS COURT



JOGGING TRACK

Embark on your path to wellness where every stride is a step towards a healthier you.

CRICKET



TRAMPOLINE AREA



WALL CLIMBING



FITNESS HUB



GAMING ARCADE



GOLF SIMULATOR



WATER LOUNGE



OPEN AIR SPORTS CINEMA

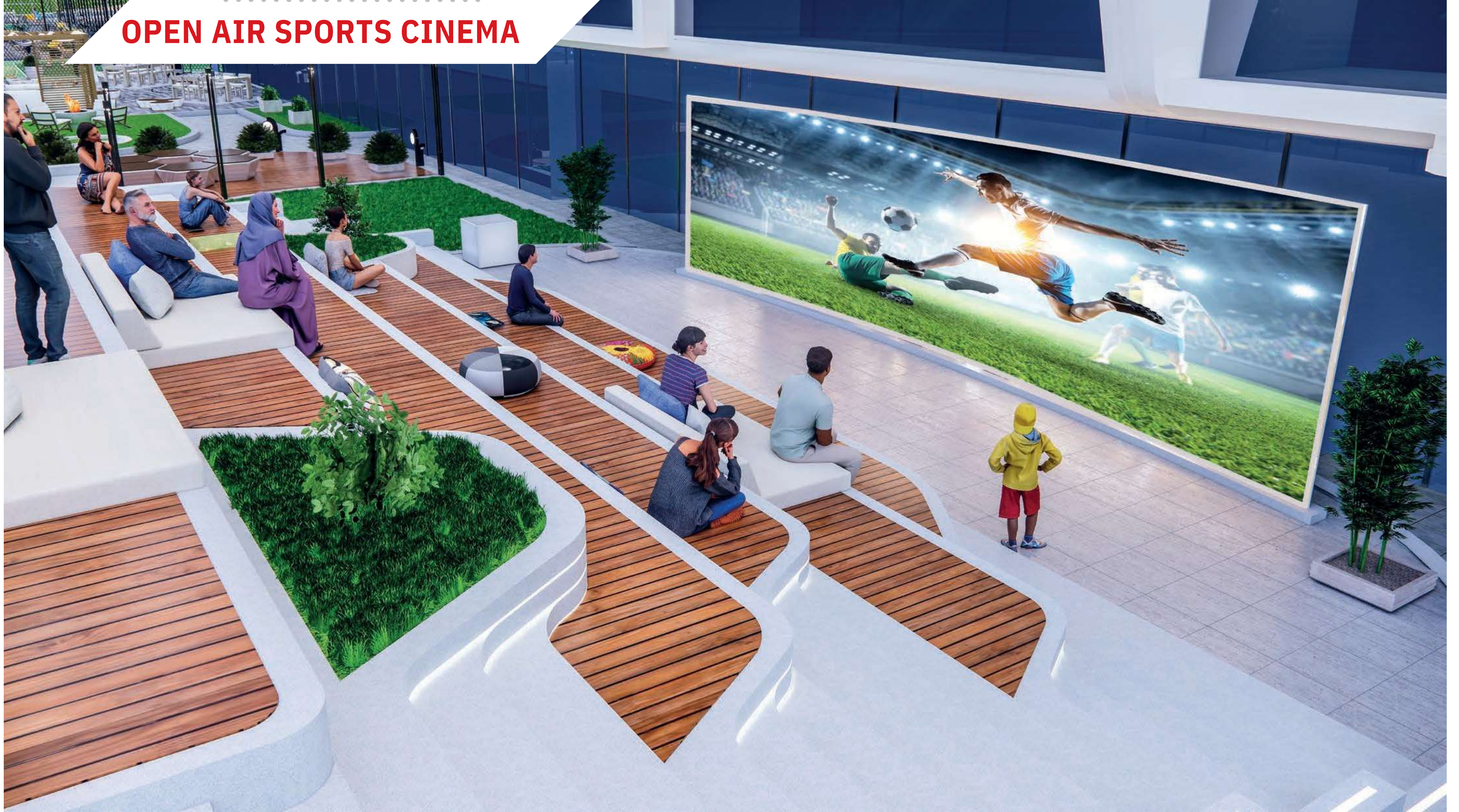
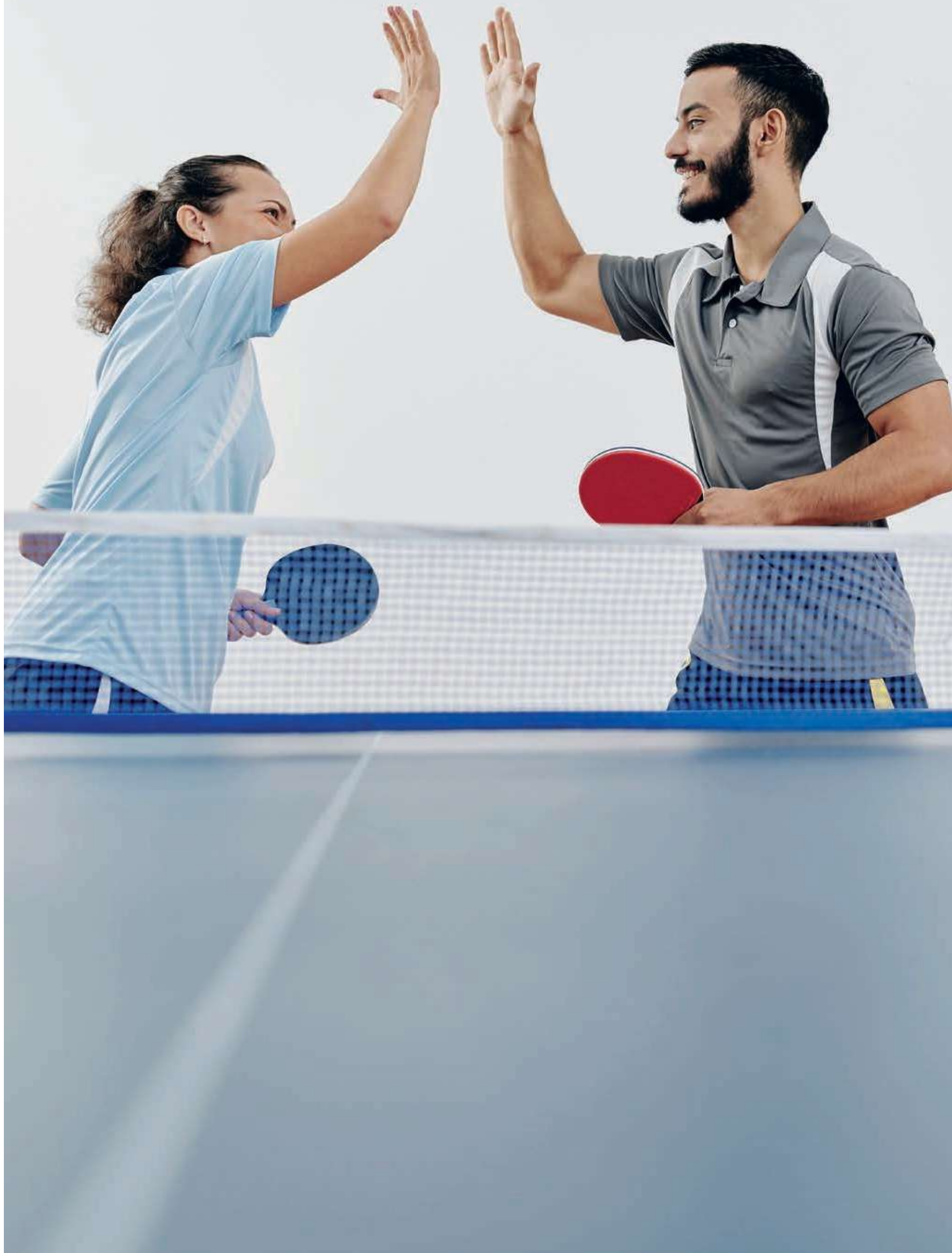
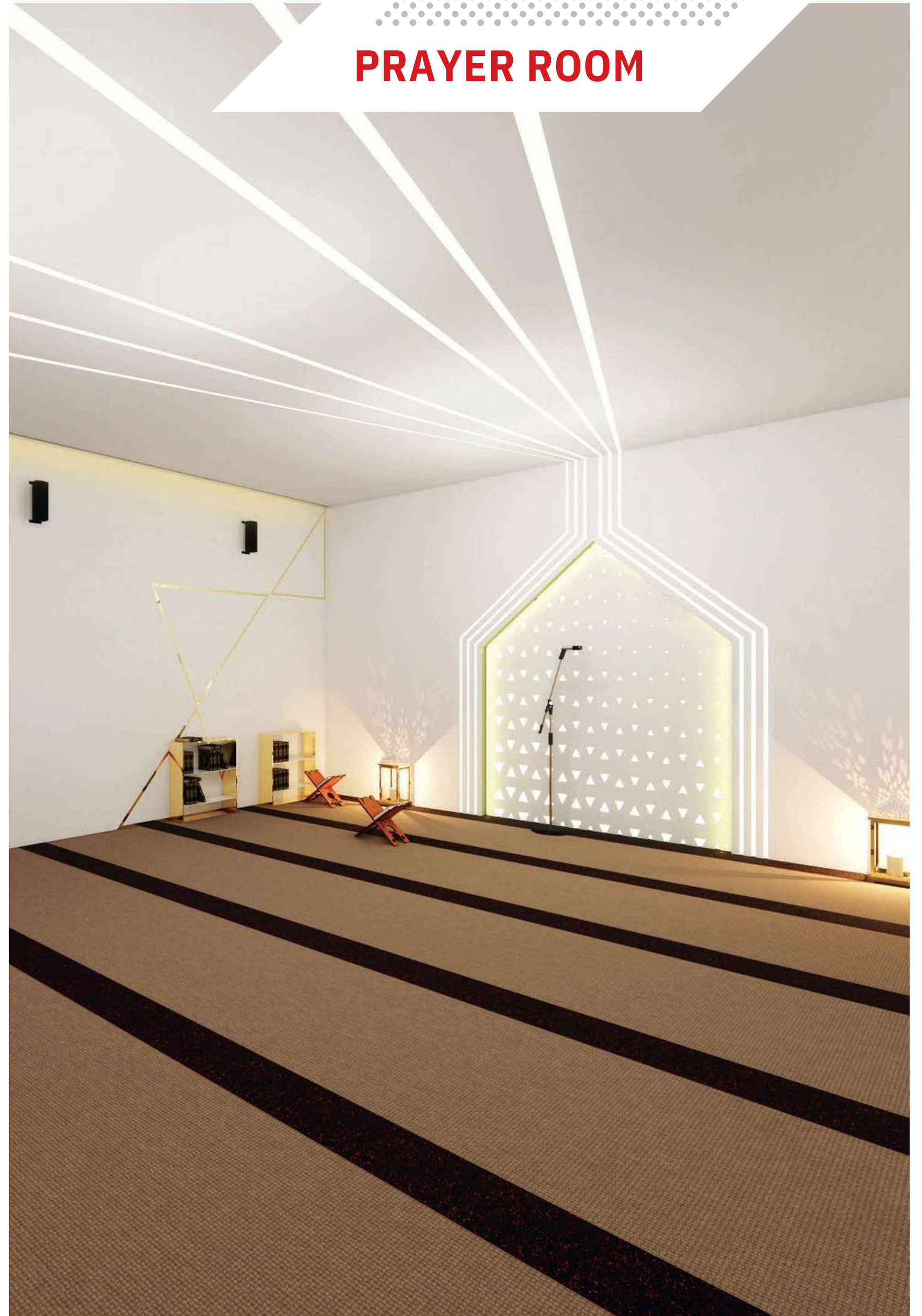


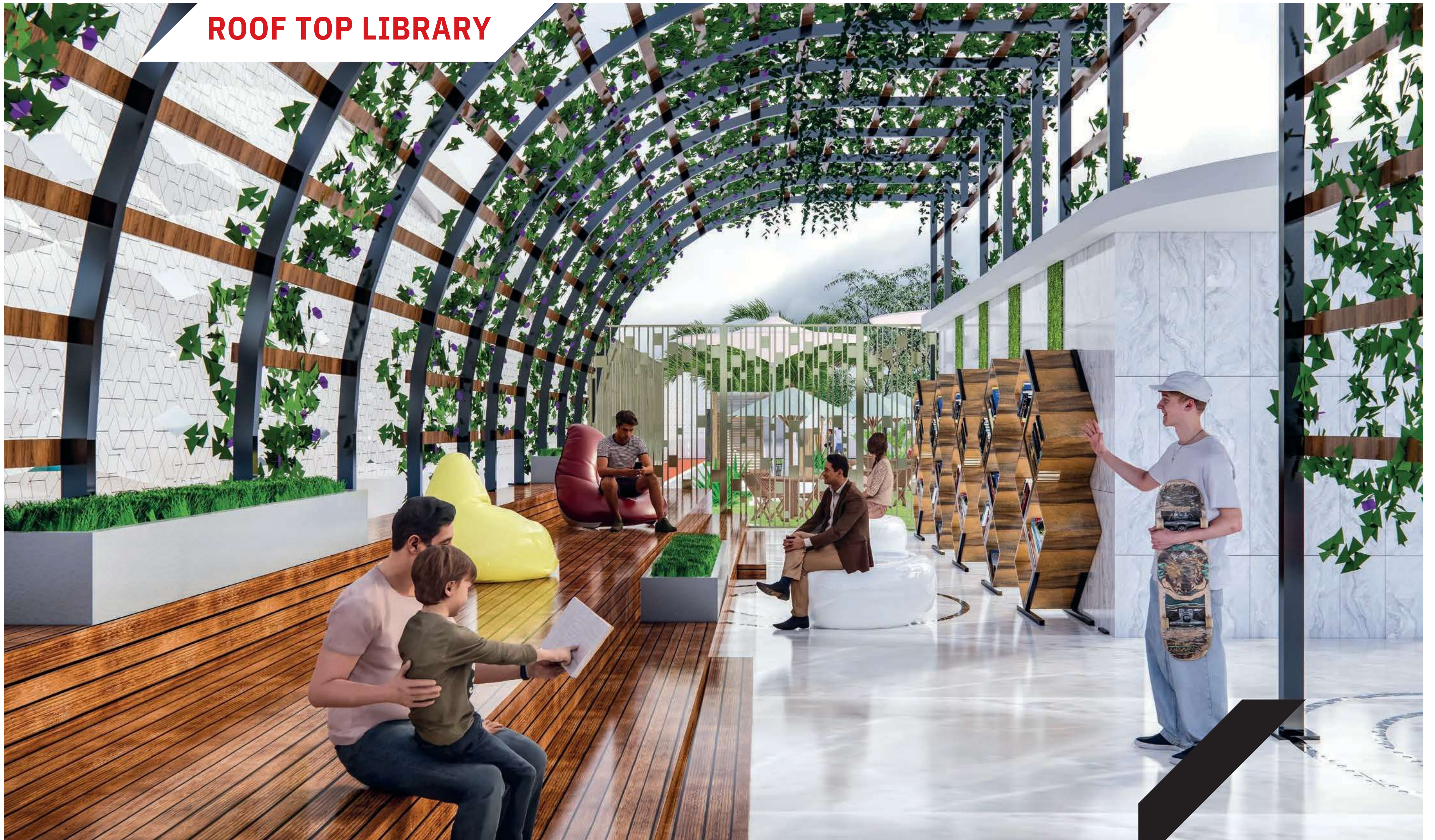
TABLE TENNIS



PRAYER ROOM



ROOF TOP LIBRARY



A man and a woman are high-fiving outdoors. The man is on the right, wearing a white shirt and a white wristband, with his right arm raised. The woman is on the left, wearing a white polo shirt, a pink visor, and a pink wristband, with her right arm raised. They are both smiling. The background is a bright, slightly blurred outdoor setting.

A WORLD OF SPORTING ACTIVITIES

PODIUM LEVEL AMENITIES

1. Olympic Size Lap Pool
2. Kids Pool
3. Shallow Pool
4. Jacuzzi
5. Aquatic Gym
6. Toddlers Splash Pad
7. Kids Play Area
8. POD Kids Play Area
9. Cycling Track
10. Cricket Pitch
11. Mini Golf / Golf Simulator
12. Wall Climbing
13. Trampoline Arena
14. Badminton Court
15. Basketball Court
16. Archery
17. Paintball Arena
18. Kick Boxing / MMA Training Area
19. Sports Club / Lounge Party Hall
20. Outdoor Party Area
21. Health Club / Gym
22. Outdoor Gym
23. Foosball
24. Billiards
25. Chess Area
26. Table Tennis
27. Shot Darts
28. Chunk N Catch Game Zone
29. Play Station Arena
30. Gaming Arcade
31. Dancing / Zumba Centre
32. Steam & Sauna
33. Physiotherapy Centre
34. SPA & Therapy Centre
35. Open Air Sports Cinema
36. BBQ Area
37. Beauty Salon
38. Business Centre
39. Cabana Shade

ROOF LEVEL AMENITIES

40. Sky Jogging Track
41. Paddle Tennis
42. Skating Zone
43. Roof Top Yoga / Meditation
44. Roof Top Library
45. Roof Top Hammock Garden
46. Dedicated Wifi Area
47. Roof Top Health Sports Bar
48. Roof Top Open Party Zone
49. Roof Top Dubai Panoramic View



**COME HOME
TO PLAY**



DANUBE

دانوب

**SPORTZ
DANUBE**



“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”

Rizwan Sajan
Founder & Chairman
Danube Group



TOTALLY HOME

REAL ESTATE



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